

Key: 7390

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.065

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
DAVIS DIANNE M P.O. BOX 208 HUMAROCK, MA 02047				71-8-6-0				28 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DAVIS DIANNE M				09/30/2015	F	100	(121544)				
HUMAROCKMOM LLC				04/13/2015	A	225,000	(121544)				
DAVIS WILLIAM G TR				02/12/2015	F	100	(121544)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
04-253	05/07/2005	3	ALTERATIONS	12,800	08/26/2004	SJ	100	100
92-468	06/08/1992	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	11,250	HUM 1.00	100	1.00	100	1.00	550,000	3.20	100	1.00	R08 1.25	454,460

TOTAL	11,250 SF	ZONING	FRNT	248	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	454,500	413,200		
Inf1	FACTOR 100		BUILDING	315,600	296,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	770,100	709,500		

DETACHED

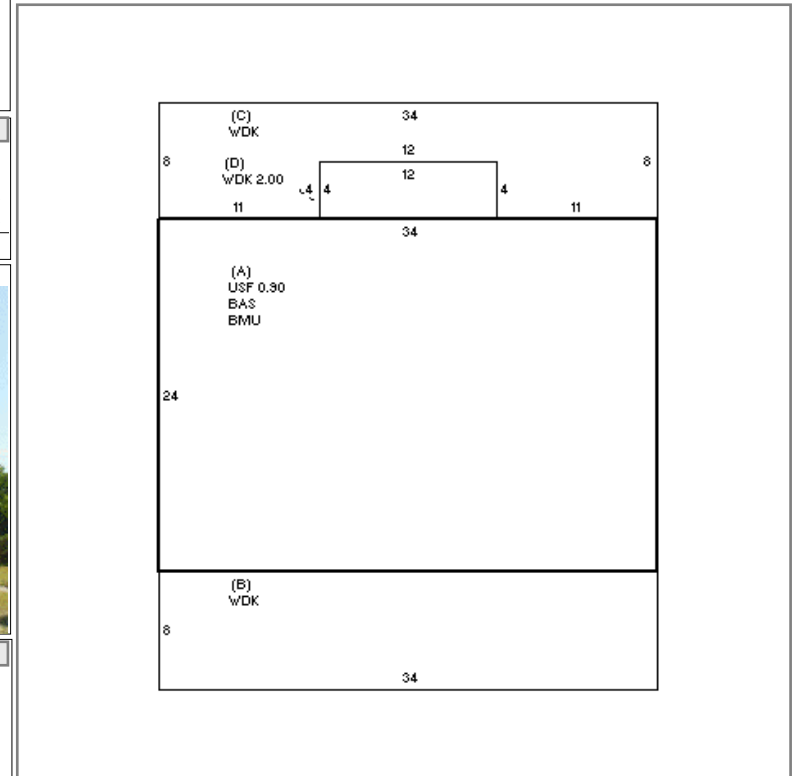
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO	09/24/2003
BLDG COMMENTS	

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/8/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/8/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/9/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1977	SIZE ADJ	1.000
NET AREA	1,550	DETAIL ADJ	1.000
\$NLA(RCN)	\$272	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.9	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		5	\$4,400
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		55.20	45,044
EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	816	1977	233.50	190,539
ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	734	1977	212.35	155,862
ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	592		42.24	25,006
FLOOR COVER	14	COMB	1.00								
INT FINISH	2	DRYWALL	1.00								
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	420,851
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1990 / 32
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$315,600